

47-320
#288

WARRANTY DEED

Know All Men By These Presents

029800

NO TRANSFER
TAX PAID

That I, **Francis Berard** of Waterville in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Jean Elizabeth Gonzales** of Fairfield in the County of Somerset and State of Maine, and whose mailing address is 2 King Street, Fairfield, ME 04937, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Jean Elizabeth Gonzales, her heirs and assigns forever.

A certain lot or parcel of land located on the westerly side of Messalonskee Avenue, Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at the southeast corner of land of now or formerly of Sawtelle on Messalonskee Avenue, thence in a southerly or southeasterly direction along the westerly side of Messalonskee Avenue one hundred twenty (120) feet to a marker; thence in a westerly direction along a sixteen (16) foot strip conveyed by R.C. Berry Company to Romeo Ferland one hundred fourteen (114) feet to a marker in the Ferland land and also to the northwest corner of the sixteen (16) foot strip referred to; thence in a northerly direction along the easterly line of land now or formerly of Romeo Ferland one hundred thirteen (113) feet to a marker; thence ninety-three (93) feet easterly along the Sawtelle land to the point begun at.

BEING the same premises acquired by Francis Berard by Warranty Deed from R.C. Berry Company dated May 14, 1951 and recorded in the Kennebec County Registry of Deeds in Book 902, Page 553.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Jean Elizabeth Gonzales, her heirs and assigns, to her and her use and behoof forever.

AND I do COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that me and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

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IN WITNESS WHEREOF, the said Francis Berard and Marjorie A. Berard, wife of the said Francis Berard, join in this deed as Grantors, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 7th day of November, 1994.

Signed, Sealed and Delivered
in the presence of

Russell Shearer
Witness

Peter Ayok
Witness

Francis Berard
Francis Berard

Marjorie A. Berard
Marjorie A. Berard

STATE OF MAINE
County of Kennebec, ss.

November 7, 1994.

Personally appeared before me on the day and year aforesaid the above-named, Francis Berard and Marjorie A. Berard, and acknowledged that the foregoing instrument to be their free act and deed.

Before me,

Roxann Walsh
Notary Public

Printed name: ROXANN WALSH
My comm. exp: NOTARY PUBLIC, MAINE
RECEIVED NOVEMBER 21, 1997



RECEIVED KENNEBEC SS.

2.

94 NOV 15 AM 9:00

ATTEST: Theresa Ruth Mann
REGISTER OF DEEDS